

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday August 27, 2014 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:00 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Ken Neumann, Shirley Kitchen, Eugene Wurtz and Mary Reak.

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Caseworker

Pledge of Allegiance

Verification of meeting proper posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Eugene Wurtz. Motion Carried.

Motion was made by Mary Reak and seconded by Ken Neumann to dispense the reading of the July 23, 2014 minutes and approve them as presented. Motion carried.

Public Forum: None

Communications: None

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Mary Reak to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made by Mary Reak and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business.

11. A Dodge 1, 6 and OGLLC Occupancy Report for period August 2014.

Theresa	12-12	Burnett	12-11	Iron Ridge	8-8	Waupun	48-47
Ashippun	12-9	Lowell	12-12	Juneau	15-15	Oak Gove	24-23
Reeseville	14-13	Hustisford	14-14	Beaver Dam	17-17		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 140

Maintenance report- Maintenance cleaning hallway carpets. Turning over units to get ready for new tenants. Beaver Dam windows were measured and will be scheduled for install in 6-8 weeks. Discussed gutter replacement and future changes to address water issues in Beaver Dam. Bob added a downspout and put sand bags out to redirect the water for a temporary fix. Signs are in production and set firm deadline with penalty for delay.

Tenant/Program participation report-

Both of the 14 day notices paid their rent. Working with Caseworker to resolve 5 day issue. Removed two households from voucher program. Tenant evicted by landlord loses voucher. 2 informal hearings for participant terminations. Received call from Rep. Born's office regarding a failed HUD inspection.

Management report- Received the Fairfield cancellation paperwork. The Earnest check was not returned, so we stopped payment. A133 Auditor came for three days and the following week he came in for one day to finish up. Everything went well. Received audit entries for all but D1. He will submit the A133 audit to HUD no later than 12/30/2014. Jamie attended tax credit and fair housing training. NEF site visit 8/25/2014. 6 units were inspected. 8609's and revised tax returns have been filed for Oak Grove. Final Developer equity will be coming soon. Working on OG budget and HUD PHA plan. Replaced hard drive in Donna's and Cheryl's computer. RD management fee increase of \$1.50 per unit per month for next year. Looking into options for reduced health care costs.

Old Business - None

New Business:

A. The board reviewed Health Insurance Options information. No action taken.

A motion was made by Ken Neumann and seconded by Mary Reak to adjourn.
Meeting adjourned at 08:59 a.m.


Glenn Stousland, Chairperson


Donna Braun, Executive Director